HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Alberta

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2012

Highlights

- The overall vacancy rate for a standard space in retirement homes across Alberta was 11.3 per cent in 2012, compared to 12.8 per cent in 2011.
- In Alberta, the overall average rent for a standard space was $2,691 per month in 2012, up $124 from $2,567 in 2011.
- The 2012 survey covered a universe of 9,715 standard and non-standard spaces, up from 9,429 in 2011.

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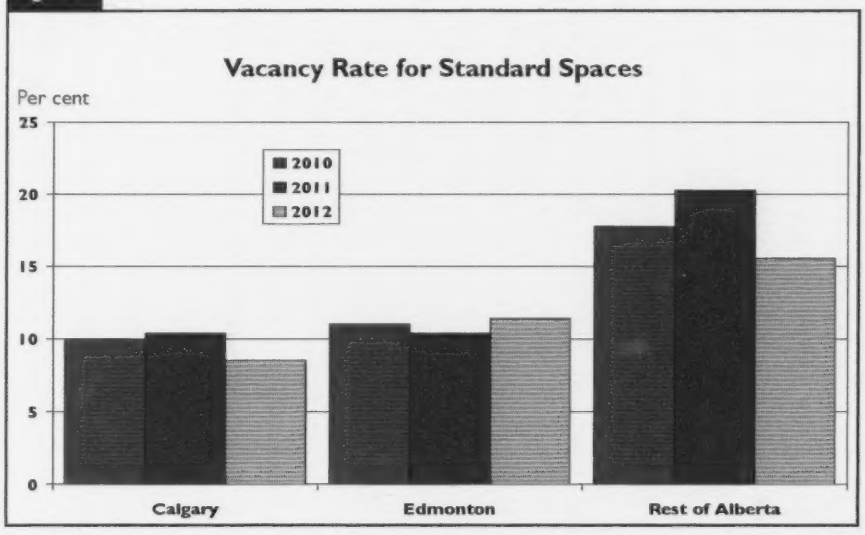

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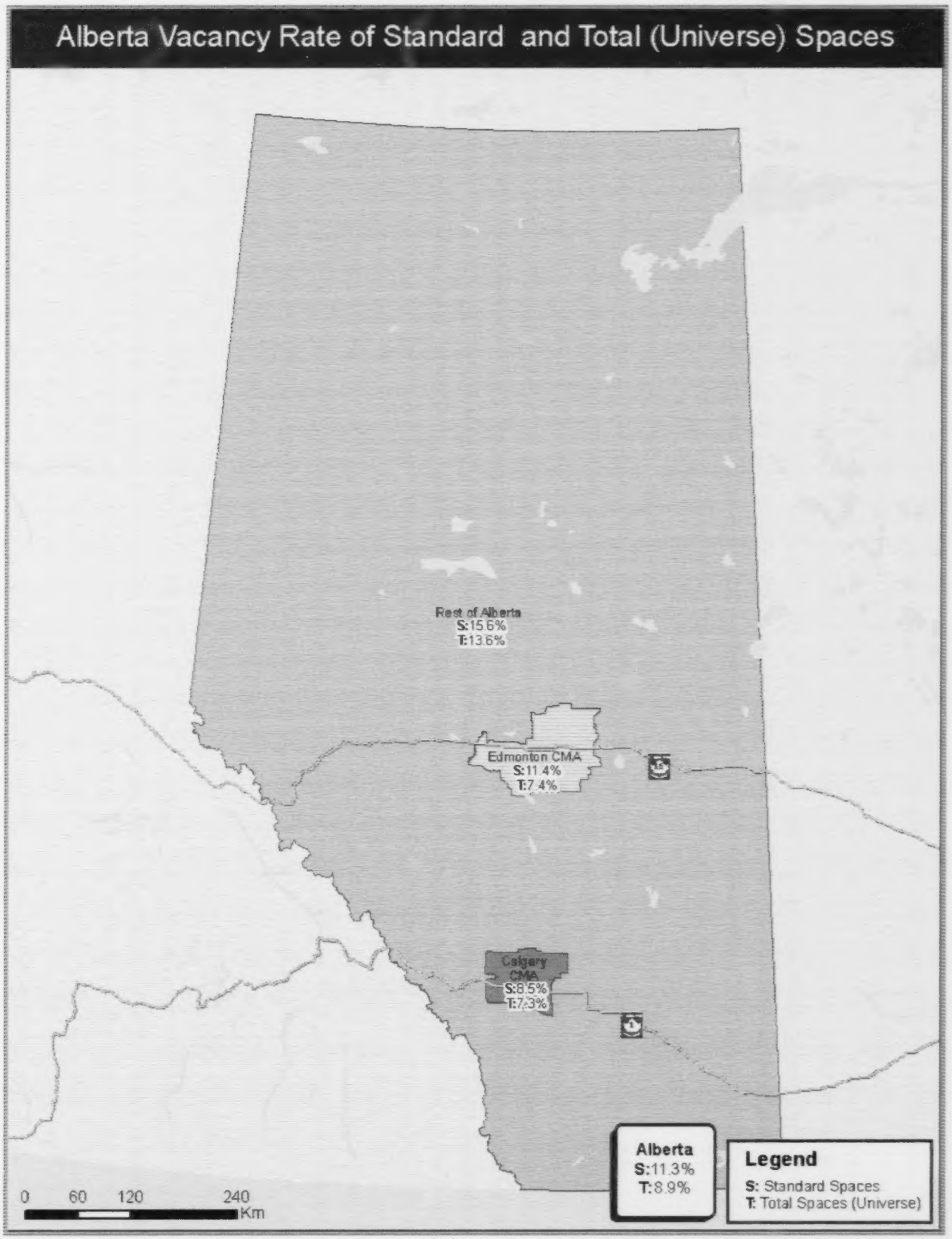

Alberta Vacancy Rate of Standard and Total (Universe) Spaces
Rest of Alberta
S:15.6%
T:13.6%
Edmonton CMA
S:11.4%
T:7.4%
Calgary CMA
S:8.5%
T:7.3%
0 60 120 240
Km
Alberta
S:11.3%
T:8.9%
Legend
S: Standard Spaces
T: Total Spaces (Universe)

Vacancy Rates

Vacancy rates remain elevated in 2012

CMHC's survey of retirement homes in Alberta found that the average vacancy rate for a standard retirement space was 11.3 per cent this year, down from 12.8 per cent in 2011. Within the Calgary Census Metropolitan Area (CMA), the vacancy rate was 8.5 per cent in 2012, compared to 10.4 per cent in 2011. In the Edmonton CMA, the vacancy rate increased one percentage point since the 2011 survey, moving from 10.4 per cent last year to 11.4 per cent in 2012. The vacancy rate in the remainder of the province remained elevated at 15.6 per cent in 2012, compared to 20.3 per cent a year earlier.

Provincially, vacancy rates in 2012 were highest for standard spaces in one-bedroom and two-bedroom or larger units, both at 11.4 per cent. By comparison, the vacancy rate for two-bedroom and larger units was 10.9 per cent in last year's survey, while one-bedroom units reported a vacancy rate of 13 per cent. The vacancy rate for standard bachelor spaces was 10.9 per cent in 2012, down from 13.6 per cent a year earlier.

In Calgary, the lowest vacancy rate for a standard retirement space was recorded in units with two or more bedrooms at 2.8 per cent, less than half the rate of 2011. The highest vacancy rate was posted in one-bedroom units, at 11.3 per cent. As was the case in the previous year, the situation in Edmonton was reversed. Vacancy rates for standard spaces recorded in Edmonton in 2012 were highest in units with two or more bedrooms, at 16.5 per cent, and lowest among one-bedroom units at 9.1 per cent. In areas outside Alberta's two biggest cities, vacancy rates for standard spaces ranged from 19.1 per cent in bachelor units to 11.2 per cent in two or more bedroom units.

As was the case in 2011, vacancy rates across Alberta this year were lowest among standard spaces renting for less than $1,500 per month. These spaces had a vacancy rate of 6.8 per cent, compared to 8.7 per cent a year earlier. Despite a decline of 1.5 percentage points from 2011, vacancy rates remained highest among spaces renting between $2,500 and $2,999, at 13.3 per cent. The average vacancy rates by rent range were lower across all rent groupings this year compared to 2011. Vacancy rates in Calgary were lowest for standard spaces renting between $1,500 and $1,999 and highest for those renting between $2,000 and $2,499. In Edmonton, the lowest vacancy rate was for standard spaces renting for less than $1,500 and highest for spaces priced between $2,500 and $2,999.

Vacancy rate of Heavy Care Spaces lower in 2012

Heavy care spaces are classified as spaces in seniors' residences where the residence provides 1.5 hours or more of health care per day to the resident. In Alberta the vacancy rate for heavy care spaces was 6.3 per cent in 2012, compared to 9.9 per cent in 2011. Vacancy rates were lower in both Calgary and Edmonton, as well as in areas outside these two cities. The vacancy rate for heavy care spaces in 2012 was lowest in Edmonton, at 5.3 per cent. This compares to a vacancy rate of 6.2 per cent in 2011. Calgary's heavy care vacancy rate was 6.1 per cent in 2012, down from 10 per cent one year earlier. The vacancy rate in the rest of the province was 8.0 per cent in 2012, compared to 14.6 per cent in the previous year.

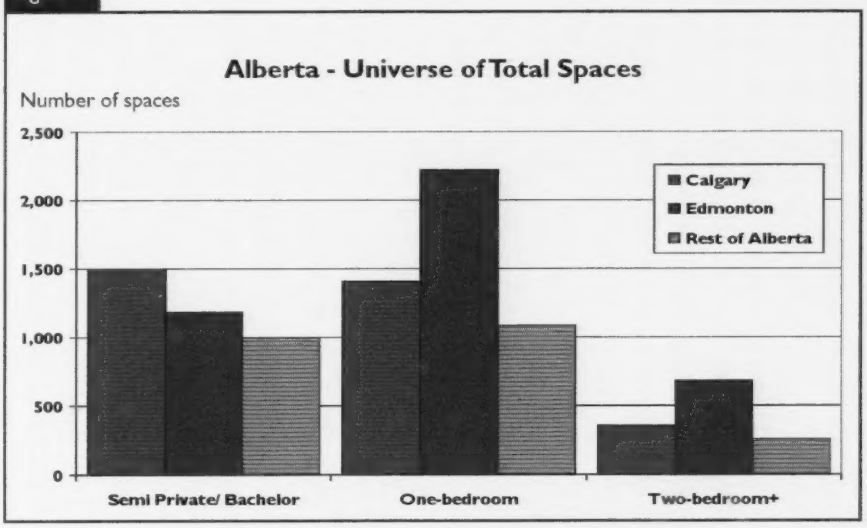
Universe of Retirement Spaces

CMHC's seniors' housing survey covered a total of 9,715 retirement spaces in 2012. The majority were identified as standard spaces, which totalled 6,824. The remaining were non-standard spaces, which included heavy care spaces, non-market or rental subsidy spaces, and some spaces being used to provide respite care. Overall, the survey universe in 2012 grew by 3.0 per cent from a year earlier, following increases of 2.2 per cent in 2011 and 5.9 per cent in 2010.

Three-quarters of standard spaces in Alberta were located in the province's two CMAs. Calgary's universe in 2012 included 2,664 standard spaces, while Edmonton's was 2,481. Non-standard spaces accounted for a larger proportion of the universe in Edmonton than in Calgary. Almost 38 per cent of Edmonton's universe was made-up of non-standard spaces, compared to just under 19 per cent in Calgary. At the provincial level, non-standard spaces accounted for 29 per cent of the universe.

Among standard spaces in Alberta, one-bedroom units remained the most common. These units accounted for 55 per cent of all standard spaces in 2012, virtually unchanged from the 56 per cent recorded last year. Semi-private/bachelor spaces were the second most popular type, with 1,837 spaces, or 27 per cent of all standard spaces. The largest units, those with two or more bedrooms, made up the

Figure 2



Source: CMHC

remaining 18 per cent of the universe of standard spaces in the province.

Semi-private/bachelor spaces were relatively more common in Calgary than in Edmonton, totalling 35 per cent of all standard spaces in Calgary, compared to just 19 per cent in Edmonton. Units with two-bedrooms or more represented a larger proportion of standard spaces in Edmonton, at 25 per cent, almost double the 13 per cent observed in Calgary.

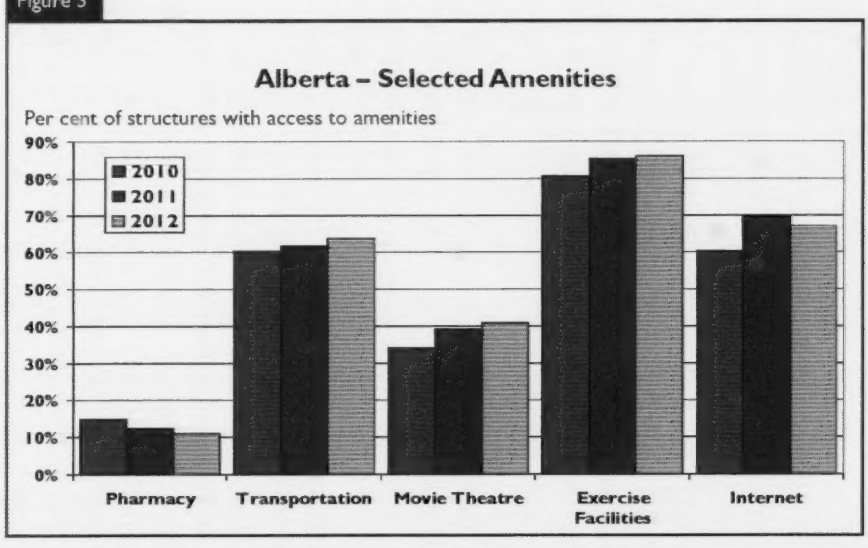
Spaces in semi-private/bachelor units in Alberta accounted for two-thirds of non-standard spaces, followed by one-bedroom units, at 31 per cent. Spaces in units with two or more bedrooms made up just 3 per cent of all non-standard spaces.

Services and Amenities

There are a number of amenities and services typically offered at Seniors' residences. Many of these amenities, which are not generally found in the purpose-built rental market, include medical services, on-site meal plans, and various entertainment and recreational activities. Only those facilities that provide an on-site meal plan were eligible for CMHC's Senior's survey. In Alberta, 58 per cent of structures surveyed included three meals in the rent while residents in five per cent of structures surveyed had the option to participate in the meal plan or not. As was the case in previous years, a 24-hour call bell and an exercise facility continued to be the most common amenities in structures surveyed in Alberta, followed by internet access and on-site medical services.

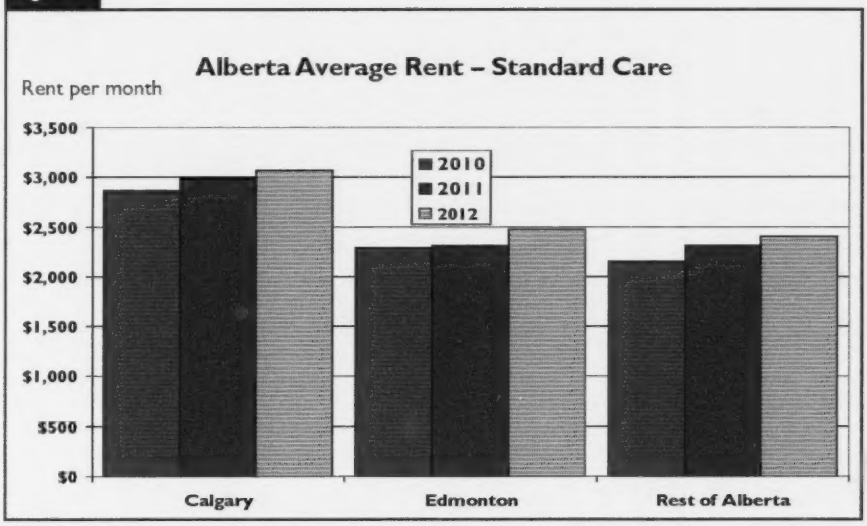
In the Calgary and Edmonton CMA's some amenities were offered in a similar proportion of seniors' structures, notably on-site medical services and 24-hour call bell service. However, many amenities related to recreation, such as those identified in table 2.5, were found in a higher proportion of structures in the Calgary CMA than in the Edmonton CMA. For instance in Calgary, transportation services were found in 88 per cent of structures surveyed, compared to 52 per cent in Edmonton. The difference was also pronounced for movie theatres and internet access, with a higher proportion found in structures in Calgary than in Edmonton.

Figure 3



Source: CMHC

Figure 4



Source: CMHC

Rents

Average Rent for Standard Units

For all bedroom types, the monthly rental rate for a standard space in Alberta averaged $2,691 in 2012, up $124 from $2,567 in 2011. The additional services and amenities provided to residence contribute to higher rents in seniors' facilities compared to accommodations in the purpose-built rental market.

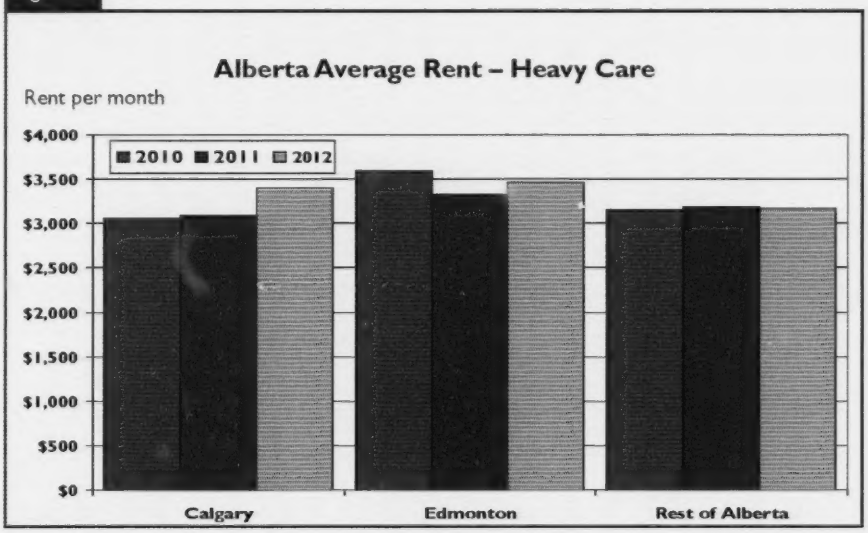
Standard spaces in the Calgary and Edmonton CMAs along with the rest of Alberta all reported higher average rents for every bedroom type in 2012 compared to 2011. The areas outside of the CMAs recorded the lowest average rent for all bedroom types, averaging $2,399 per month while the Calgary CMA reported the highest at $3,075. For bachelor and one-bedroom spaces, the rent in Edmonton averaged $1,744 and $2,454, respectively, which were below the rates in Calgary and the rest of Alberta. Two-bedroom plus units in Calgary had an average rent of $3,951 in 2012, compared to Edmonton at $3,109 and the rest of Alberta at $3,097.

The majority of standard spaces in Alberta had rents in the higher price ranges. Only 8 per cent of standard spaces in 2012 had an average rent of less than $1,500, while 60 per cent of spaces reported an average rent of $2,500 or more. The CMAs had a higher proportion of units in the upper price ranges than the rest of Alberta. Over half of the standard spaces in Calgary recorded an average rent of $3,000 or more. By comparison, the highest proportion of standard spaces in Edmonton was found in the rent range of $3,000 and more, at 29 per cent. In the rest of Alberta, standard spaces with an average rent between $2,000 and $2,499 were the most common, accounting for 33 per cent of the total.

Average Rent for Heavy Care Spaces

Heavy care spaces in Alberta reported an average rent of $3,360 in 2012, up $160 from $3,200 in 2011. As residents in heavy care spaces receive more health care services compared to those in standard spaces, the rental rates on average are higher. The highest rent for heavy care spaces was in Edmonton at an average of $3,465 in 2012, while the lowest was in found in areas outside the province's two CMAs at $3,170. In Calgary, the average rent was $3,403 in 2012 compared to $3,084 in 2011.

Figure 5



Source: CMHC

TABLES INCLUDED IN THE ALBERTA SENIORS' HOUSING REPORT

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1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Calgary CMA	--	--	8.8 a	6.6 a	12.4 a	11.3 a	6.3 a	2.8 a	10.4 a	8.5 a
Edmonton CMA	--	--	13.2 a	11.5 a	8.3 a	9.1 a	13.6 a	16.5 a	10.4 a	11.4 a
Rest of Alberta	--	**	22.3 a	19.1 a	22.1 a	15.0 a	10.0 a	11.2 a	20.3 a	15.6 a
Alberta	--	**	**13.6 a**	**10.9 a**	**13.0 a**	**11.4 a**	**10.9 a**	**11.4 a**	**12.8 a**	**11.3 a**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

1.2 Vacancy Rates (%) of Standard Spaces by Rent Range ($)
Alberta

Centre	Less than $1,500		$1,500 - $1999		$2,000 - $2,499		$2,500 - $2,999		$3,000 and more		Total where rents are known	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Calgary CMA	**	**	0.5 a	4.3 a	15.5 a	12.0 a	8.2 a	7.7 a	11.1 a	8.9 a	10.4 a	8.5 a
Edmonton CMA	5.4 a	6.0 a	12.8 a	10.8 a	6.3 a	6.7 a	16.8 a	14.9 a	10.8 a	13.7 a	10.4 a	11.4 a
Rest of Alberta	18.9 a	9.4 a	21.7 a	18.4 a	12.2 a	12.7 a	22.2 a	19.7 a	34.9 a	15.9 a	20.3 a	15.6 a
Alberta	**8.7 a**	**6.8 a**	**12.7 a**	**11.4 a**	**11.6 a**	**10.6 a**	**14.8 a**	**13.3 a**	**13.8 a**	**11.2 a**	**12.8 a**	**11.3 a**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces
Alberta

Centre	Vacancy Rate		Average Rent	
	2011	2012	2011	2012
Calgary CMA	10.0 a	6.1 a	3,084 a	3,403 a
Edmonton CMA	6.2 a	5.3 a	3,323 a	3,465 a
Rest of Alberta	14.6 a	8.0 a	3,187 a	3,170 a
Alberta	**9.9 a**	**6.3 a**	**3,200 a**	**3,360 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%) Alberta							
Centre	Total Number of Spaces	Overall Vacancy Rate (%)		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2011	2012				
Calgary CMA	3,272	9.1 a	7.3 a	25	3,264 a		
Edmonton CMA	4,099	7.7 a	7.4 a	32	4,149 a		
Rest of Alberta	2,344	17.0 a	13.6 a	34	2,264 a		
Alberta	**9,715**	**10.4 a**	**8.9 a**	**91**	**9,677 a**	**193,400**	**5.0**

[1] Source: Statistics Canada, Population Projections for Canada, Provinces and Territories, 2009-2036, Scenario 3.

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Total Spaces by Unit Type
Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom +	Total
Calgary CMA	1,503	1,408	361	3,272
Edmonton CMA	1,186	2,225	688	4,099
Rest of Alberta	998	1,089	257	2,344
Total Alberta	**3,687**	**4,722**	**1,306**	**9,715**

2.2 Universe by Unit Type
Alberta

Centre	Semi Private/ Bachelor	One Bedroom	Two Bedroom or more	Total
Calgary CMA	1,503	1,408	361	3,272
Standard Spaces	921	1,384	359	2,664
Non-Standard Spaces	582	24	2	608
Unknown Spaces	–	–	–	–
Edmonton CMA	1,186	2,225	688	4,099
Standard Spaces	468	1,401	612	2,481
Non-Standard Spaces	718	752	76	1,546
Unknown Spaces	–	72	–	72
Rest of Alberta	998	1,089	257	2,344
Standard Spaces	448	981	250	1,679
Non-Standard Spaces	540	108	7	655
Unknown Spaces	10	–	–	10
Alberta	**3,687**	**4,722**	**1,306**	**9,715**
Standard Spaces	1,837	3,766	1,221	6,824
Non-Standard Spaces	1,840	884	85	2,809
Unknown Spaces	10	72	–	82

2.3 Universe of Standard Spaces by Rent Range ($)
Alberta

Centre	Less than $1,500	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 and more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Calgary CMA	**	**	13.8 a	24.4 a	51.1 a
Edmonton CMA	14.8 a	11.2 a	17.4 a	28.2 a	28.5 a
Rest of Alberta	**	**	32.8 a	23.1 a	17.2 a
Alberta	**7.7 a**	**12.6 a**	**19.8 a**	**25.5 a**	**34.5 a**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size

Alberta

Centre	Meals				On-Site Medical Services	Registered Nurse onsite[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Calgary CMA	0.0 a	12.0 a	12.0 a	76.0 a	60.0 a	44.0 a	96.0 a	24.0 a
10 - 49	--	--	--	--	--	--	--	--
50 - 89	**	**	**	**	**	**	**	**
90 or more	0.0 a	13.0 a	8.7 a	78.3 a	60.9 a	43.5 a	95.7 a	21.7 a
Edmonton CMA	9.7 b	41.9 a	16.1 d	32.3 a	64.5 a	58.1 a	93.5 a	6.5 c
10 - 49	**	**	**	**	**	**	**	**
50 - 89	++	++	++	++	++	++	100.0 a	++
90 or more	12.5 c	37.5 a	12.5 c	37.5 a	75.0 a	66.7 a	91.7 a	8.3 c
Rest of Alberta	2.9 a	14.7 a	++	69.1 a	72.1 a	++	89.7 a	5.9 a
10 - 49	10.0 a	10.0 a	++	++	++	++	++	10.0 a
50 - 89	0.0 a	26.7 a	6.7 a	66.7 a	86.7 a	53.3 a	93.3 a	6.7 a
90 or more	0.0 a	0.0 a	0.0 a	100.0 a	55.6 a	44.4 a	100.0 a	0.0 a
Alberta	**4.5 b**	**23.5 a**	**13.9 c**	**58.0 a**	**66.1 a**	**50.6 a**	**92.8 a**	**11.1 a**
10 - 49	9.1 a	18.4 d	++	++	++	++	++	9.1 a
50 - 89	0.0 c	30.6 a	17.5 d	51.9 a	69.3 a	47.7 a	95.7 a	8.6 a
90 or more	5.5 b	21.6 a	9.0 b	63.9 a	66.2 a	53.8 a	94.6 a	12.4 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] Registered Nurse on site means a RN, not a RPN or LPN.

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size

Alberta

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Calgary CMA	88.0 a	8.0 a	40.0 a	68.0 a	92.0 a	84.0 a
10 - 49	--	--	--	--	--	--
50 - 89	**	**	**	**	**	**
90 or more	91.3 a	8.7 a	43.5 a	69.6 a	91.3 a	87.0 a
Edmonton CMA	51.6 a	3.2 d	16.1 d	25.8 d	87.1 a	51.6 a
10 - 49	**	**	**	**	**	**
50 - 89	++	++	++	++	83.3 a	++
90 or more	62.5 a	0.0 c	20.8 d	++	91.7 a	62.5 a
Rest of Alberta	57.4 a	2.9 a	11.8 a	35.3 a	80.9 a	69.1 a
10 - 49	++	++	++	10.0 a	++	++
50 - 89	46.7 a	0.0 a	6.7 a	53.3 a	86.7 a	73.3 a
90 or more	88.9 a	11.1 a	33.3 a	33.3 a	100.0 a	77.8 a
Alberta	**63.8 a**	**4.4 a**	**21.1 a**	**40.9 a**	**86.1 a**	**67.1 a**
10 - 49	++	++	++	9.1 a	++	++
50 - 89	38.9 a	4.5 d	4.3 a	38.8 a	86.9 a	51.7 a
90 or more	78.4 a	5.3 a	32.0 a	48.0 a	92.8 a	74.8 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent ($) of Standard Spaces by Unit Type

Alberta

Centre	Semi Private		Bachelor		One Bedroom		Two Bedroom +		Total	
	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
Calgary CMA	--	--	2,379 a	2,435 a	3,181 a	3,273 a	3,876 a	3,951 a	2,989 a	3,075 a
Edmonton CMA	--	--	1,739 a	1,744 a	2,257 a	2,454 a	2,922 a	3,109 a	2,318 a	2,482 a
Rest of Alberta	--	**	1,788 a	1,821 a	2,421 a	2,488 a	2,983 a	3,097 a	2,317 a	2,399 a
Alberta	--	**	2,054 a	2,108 a	2,626 a	2,761 a	3,184 a	3,352 a	2,567 a	2,691 a

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Building Structure Makeup (%) Alberta		
Centre	Concrete Frame	Wood Frame
Calgary CMA	36.0%	64.0%
Edmonton CMA	56.3%	43.8%
Rest of Alberta	20.6%	79.4%
Alberta	**37.4%**	**62.6%**

02 Ancillary Services, Cable and Telephone and Optional Costs (% of residences) Alberta					
Centre	Services	Included in Rent (%)	Tenant Arrange (%)	Optional (%)	Average Cost if Optional ($)
Calgary CMA	Cable	52.0	28.0	20.0	**
	Telephone	8.0	68.0	24.0	**
Edmonton CMA	Cable	59.4	28.1	12.5	**
	Telephone	3.1	81.3	15.6	40.50
Rest of Alberta	Cable	35.3	26.5	38.2	29.92
	Telephone	5.9	82.4	11.8	41.75
Alberta	**Cable**	48.4	27.5	24.2	**33.38**
	Telephone	**5.5**	**78.0**	**16.5**	**39.64**

The following letter codes are used to indicate the reliability of the estimates:

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O3 Vacancy Rates (%) of Standard Spaces by Date Residence Opened Alberta				
Centre	**Before 1990**	**1990 - 1999**	**2000 or later**	**Total**
Calgary CMA	**	4.3 a	8.7 a	8.5 a
Edmonton CMA	**	6.7 a	15.5 a	11.4 a
Rest of Alberta	**	28.3 a	12.9 a	15.6 a
Alberta	**9.1 a**	**9.7 a**	**12.3 a**	**11.3 a**

O4 Average Rents ($) of Standard Spaces by Date Residence Opened Alberta					
Centre		**Before 1990**	**1990 - 1999**	**2000 or later**	**Total**
Calgary CMA	Semi Private	--	--	--	--
	Bachelor	**	2,399 a	2,396 a	2,435 a
	One Bedroom	**	3,387 a	3,192 a	3,273 a
	Two Bedroom +	**	4,504 a	3,776 a	3,951 a
	All	**	2,990 a	3,088 a	3,075 a
Edmonton CMA	Semi Private	--	--	--	--
	Bachelor	**	2,330 a	1,750 a	1,744 a
	One Bedroom	**	2,663 a	2,669 a	2,454 a
	Two Bedroom +	**	3,335 a	3,174 a	3,109 a
	All	**	2,656 a	2,753 a	2,482 a
Rest of Alberta	Semi Private	--	**	--	**
	Bachelor	**	1,920 a	1,773 a	1,821 a
	One Bedroom	--	**	2,458 a	2,488 a
	Two Bedroom +	--	**	3,066 a	3,097 a
	All	**	2,360 a	2,420 a	2,399 a
Alberta	**Semi Private**	--	**	--	**
	Bachelor	**1,955 a**	**2,280 a**	**2,064 a**	**2,108 a**
	One Bedroom	**2,085 a**	**2,960 a**	**2,794 a**	**2,761 a**
	Two Bedroom +	**3,327 a**	**3,850 a**	**3,295 a**	**3,352 a**
	All	**2,165 a**	**2,757 a**	**2,772 a**	**2,691 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2012 survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e., before January 2011
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C.)
- ✓ Offer an on-site meal plan
- ✓ Not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ Have at least 50% of residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey, therefore, all seniors' residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space where the resident does not receive high-level care (i.e., the resident receives less than 1.5 hours of care per day.) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy Care Space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples include Alzheimer, Dementia and mobility support residents.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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